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REDEVELOPMENT
AUTHORITY OF THE CITY
OF MCKEESPORT

500 FIFTH AVENUE
McKEESPORT, PENNSYLVANIA 15132

R03-21-C-001
EXECUTIVE
DIRECTOR
A.J. TEDESCO
(412) 675-5020 EXT 617

RACM SOLICITOR
GEORGE GOBEL, ESQUIRE
(412) 672-2311

October 22, 2020

Gianna Rosati
Rosati.Gianna@epa.gov
1650 Arch St.
Mail Code 3HS51
Philadelphia, PA. 19103

Dear Ms. Rosati:

This is to serve as the cover letter to our application for funding from the U.S. Environmental Protection Agency's Brownfield's Cleanup Grant.

- 1) Applicant Identification: Redevelopment Authority of the City of McKeesport
500 Fifth Ave.
McKeesport, PA. 15132

- 2) Funding Requested:
 - a. Grant Type: Single Site Cleanup

 - b. Federal Funds Requested:
 - i. \$500,000
 - ii. Applicant is not requesting a cost-share waiver

- 3) Location:
 McKeesport, PA.
 Allegheny County
 Pennsylvania

- 4) Property Information: Former Penn-McKee Hotel
122 Fifth Ave.
McKeesport, PA. 15132

- 5) Contacts
 - i) Project Director
A.J. Tedesco
Executive Director
412-675-5020 ext. 617
Alfred.tedesco@mckeesport-pa.gov
500 Fifth Ave.

McKeesport, PA. 15132

ii) Chief Executive/Highest Ranking Elected Official
A.J. Tedesco

6) Population

i) McKeesport, PA. – 19,731

7) Other Factors Checklist.

- Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified on Page 3 of Narrative and substantiated in the attached documentation.
- The proposed site is adjacent to a body of water - the Youghigheny River-See Page 1 of Narrative.
- The reuse of the proposed cleanup site will incorporate energy efficiency measures – See Page 2-3 of Narrative.

8) Letter from the State or Tribal Environmental Authority – Attached.

Thank you for your consideration.

Sincerely,
Redevelopment Authority of the City of McKeesport



A.J. Tedesco,
Executive Director



October 15, 2020

A.J. Tedesco
Executive Director
Redevelopment Authority of the City of McKeesport
500 Fifth Ave.
McKeesport, PA 15132

RE: U.S. EPA Brownfields Grant Proposal | State Letter of Acknowledgement
Penn-McKee Hotel
McKeesport, Allegheny County, Pennsylvania

Mr. Tedesco:

The Pennsylvania Department of Environmental Protection (DEP) is pleased to support your efforts to redevelop brownfield properties in your community. Returning underutilized lands to productive use improves our environment, safeguards our residents, and helps boost Pennsylvania's economy.

The DEP supports Redevelopment Authority of the City of McKeesport's application for a \$500,000 Brownfields Cleanup Grant from the U.S. Environmental Protection Agency (EPA) for Penn McKee Hotel Project. These funds will be used for asbestos abatement and related interior demolition of the former Penn-McKee Hotel located at 122 Fifth Avenue in McKeesport, Pennsylvania.

Redevelopment Authority of the City of McKeesport's will perform work to restore the hotel, which is adjacent to the Great Allegheny Passage Trail, the McKeesport Marina, and the Palisades Banquet Hall. Both Central Office and Regional Office Staff in the Land Recycling Program look forward to supporting the Redevelopment Authority of the City of McKeesport and EPA Region 3 on this project.

If you have any questions, please contact John Gross by email at johngross@pa.gov or by telephone at 717-783-7502.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy Conrad".

Troy Conrad
Director
Bureau Environmental Cleanup and Brownfields

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1a. Targeted Area and Brownfields

1(a)(i) Background and Description of Target Area

The targeted area is McKeesport, PA that lies at the confluence of the Monongahela and Youghiogheny Rivers, about 14 miles southeast of downtown Pittsburgh. The National Tube Company opened in 1872, and McKeesport was one of the fastest growing municipalities in the nation at the turn of the last century. Immigrants arrived from throughout Europe – most working at National Tube. By 1940, National Tube employed over 10,000 and our town's population peaked at 55,000. As steel production shifted to the Midwest and overseas, National Tube began downsizing, and eventually closed in the late 1980's. McKeesport's fortunes paralleled the decline of the regional steel industry and National Tube. Today the population is just under 20,000, and our residents suffer from higher unemployment, poverty, and lower incomes compared to the County (Allegheny), state, or nation. See Section 2(a)(i). This industrial decline left vacant industrial sites scattered throughout the city, and the declining incomes left vacant commercial properties throughout the downtown.

However, we are working to reverse this decades-long decline. Within the last 10 years, the population has stabilized. The National Tube site is now a redeveloped industrial park, owned and operated by the non-profit Regional Industrial Development Corporation ("RIDC"). The site employs over 600 and is attracting additional employers. UPMC, the Pittsburgh region's major regional health care provider, has a hospital in McKeesport that employs hundreds. The Great Allegheny Passage ("GAP"), an internationally recognized bike trail from Pittsburgh to Washington, D.C., traverses through our town. Over 100,000 riders pass through McKeesport on bicycles every year – a significant number from outside the region. We currently do not offer many reasons for these visitors or local residents to stop and spend money in our downtown. Our main corridor downtown, Fifth Avenue and the location of the subject site, suffers from disinvestment.

1(a)(ii) Description of Brownfield Site.

One block from the GAP Trail and the Youghiogheny Riverfront, sits the former Penn-McKee Hotel- the subject site for this Cleanup Grant. The property was built in 1922, and was the social center of McKeesport for many decades. According to historical newspaper articles, "if it happened in McKeesport, it probably happened at the Penn McKee". It is a four-story, brick structure of 12,000 square feet per floor. The first floor had storefronts along Fifth Ave. and a restaurant and ballroom. The upper three floors were hotel rooms, with about 25 rooms per floor. As our town's fortunes declined, so did the Penn-McKee, and the Hotel closed in the early 1990s. It has remained vacant since, and the interior is strewn with debris.

A Phase I Environmental Assessment was recently updated prior to the acquisition of the property by the applicant, the Redevelopment Authority of the City of McKeesport ("RACM"). In addition to the Phase I ESA, an asbestos containing materials (ACM) survey, lead based paint survey (LBP), hazardous materials survey, and a mold survey were conducted on the Property. Asbestos was detected in many areas, including the boiler room, floor tile in the first floor, 2nd floor, wall plaster, roofing material, thermal pipe wrap, electric wiring, electric panels, elevators, and fire doors. Lead was also detected amidst the debris. To access the asbestos in several of the areas, such as wall plaster and wiring, demolition and clearance is also required.

1. (b) Revitalization of the Target Area.

(b)(i) Reuse Strategy and Alignment with Revitalizations Plans

First, RACM will clean up the site with the proceeds of this Grant. The Analysis of Cleanup Alternatives recommends the complete removal of the Asbestos-Containing Materials, waste and debris as well as related

demolition. (See Section 3 (a).) Along with this cleanup, RACM will pursue its Reuse Strategy. McKeesport has industrial sites available, it has a major hospital, and it has the GAP Trail, one of the most popular bike trails in the nation. However, it lacks amenities to attract employers, to attract biker riders, and attract local resident and visitors. The Penn-McKee Hotel sits at the edge of this distressed downtown Fifth Ave Corridor – all of which is in a Federal Opportunity Zone. This edge offers potential as the launching point for redevelopment. Its strengths include:

- a public marina operated by the City with 186 slips that are fully occupied,
- a public Waterfront Park,
- Palisades Social Hall which (pre-COVID) hosts events year-round, and can hold up to 600 guests,
- GAP Trail, with improved access through town via a recent State Grant (see Section 1(c)),
- McKee Point, a Public Plaza that sits between the riverfront and Penn-McKee Hotel.

In 2019, the City of McKeesport engaged the Young Preservationists Association of Pittsburgh (“YPA”), a non-profit organization dedicated to reuse of historic assets, to complete a Reuse Plan of the Penn-McKee Hotel and the Fifth Ave Corridor. As part of the planning process, YPA interviewed stakeholders from throughout the City and region, including the project partners listed in Section 2(b). The Reuse Plan recommended the City start with the redevelopment of the Penn McKee Hotel and the surrounding McKee Point plaza, as it can launch redevelopment of the Fifth Ave. Corridor. The Reuse Plan also suggested public improvements to McKee Point and the Public Plaza, including improving pedestrian walkways from the Riverfront and repaving and tree planting in the Plaza area. It also suggested starting with a public awareness campaign for McKee Point, so residents get used to coming there. As a follow up, the City hosted four summer concerts in 2019 at McKee Point which were well attended. As part of the concert series, posters and story boards told the history of the Penn-McKee Hotel and promoted the Reuse Vision for the building and site. These events further helped established a “sense of Place” at McKee Point, and reaffirmed public interest in the renovation of the Penn McKee.

1. (b)(ii) Outcomes and Benefits of Reuse Strategy

Right now, the interior of the Penn-McKee Hotel creates a bad first impression. In fact, following a recent regional workshop on Federal funding programs, we invited the Region III U.S EPA Administrator for a quick tour of the interior, and he quickly affirmed the need for abatement and the necessary demolition to access areas of contamination. Once abatement is completed, this historic asset becomes presentable and safe to tour with potential tenants, investors, and the public. Several developers have looked at the Penn-McKee, but passed on any reuse opportunity because of cleanup costs. Future investment and reuse is enhanced by the fact that McKee Point and the entire Fifth Ave. Corridor are in a Federal Opportunity Zone.

Based on an analysis of local demand and supply in 2019, the Reuse Plan noted the first floor of the Penn-McKee would be ideal for a local restaurant or retail use such as a drug store. There is a notable lack of any modern retail downtown or amenities such as restaurant. Based on an analysis of demand and supply of hotel rooms, the Reuse Plan also noted the need for a small hotel in the range of 30-60 rooms on the upper floors of the Penn-McKee. The nearest hotels are five miles away on congested, stop-and-go local roads. Demand would be generated by a combination of the bike trail travelers, the Banquet Hall users, local employers including the RIDC Industrial Park, the UPMC Hospital, a Navy Federal Research Lab about one mile away, and family visitors to the nearby Kane Regional Center, a senior care facility. Consequently, we envision the first floor of retail-restaurant, the third and fourth floor as hotel space, and the second floor for future office or specialty office use.

Of course, the Reuse Plan was completed pre COVID, and there is little demand for such space today. However, the timetable to complete abatement, financing and renovations is a minimum of three years. At such time, the appetite for these amenities should be vigorous, and our timing will be excellent. The Reuse Plan projected total development costs of approximately \$12 million which include energy efficiency measures (see Section 1(c)(ii)). The Reuse Plan also projected up to 100 jobs on site. However, the impact of this project has far greater symbolic ramifications. It becomes a beacon of opportunity in the Fifth Avenue Corridor. Together with the Public Plaza and public events, it brings citizens together along our riverfront for the very first time. As mentioned, it also becomes a launching point to redevelop the Fifth Avenue Corridor with both additional retail, office space, and entertainment.

1.(c) Strategy for Leveraging Resources

1(c)(i). Resources Needed for Site Reuse

The City of McKeesport spent \$65,000 for the Reuse Plan. Moreover, the City of McKeesport is committing (in addition to the Cost Share), an additional \$50,000 toward the abatement costs of the Penn McKee. The McKees Point Development Group, one of our Partner organizations, (See Section 2(b)(i)) has also committed \$300,000 to the renovation of the Penn-McKee. See attached Leverage letter.

In addition to these commitments, RACM and the City plan to leverage a full “capital stack” of resources for the renovation of the Penn McKee. The City also secured a \$2.95 million grant from the Pennsylvania Department of Transportation for improvements to the access and parking for the GAP Trail. For the redevelopment of the Penn-McKee, we are aligning the following \$12 million “Capital Stack”:

- \$3,000,000 - Federal New Market Tax Credit
- \$2,400,000 - Federal Historic Tax Credit
- \$2,000,000 - Pennsylvania Redevelopment Capital Assistance Program
- \$2,000,000 - U.S. EDA Grant and/or USDA Grant (if non-profit is owner/developer)
- \$1,000,000 - Local/Regional Foundations
- \$ 700,000 - Allegheny County Community Investment and Tourism Fund (“CITF”)
- \$ 600,000 - Incentive Debt Financing from either State or local lenders
- \$ 300,000 - McKee Point Development Group – see attached leverage letter.

Also, there is potential to attract Opportunity Zone private investment.

The RACM will either work with a private investor/developer, or we are also pursuing an alternative path. McKee Point Development Group, Inc. is a non-profit local development corporation that is preparing to redevelop the Penn-McKee. It has assembled an experienced team of consultants that will assist in raising the above “capital stack” and managing the development. As a non-profit, it is also able to access programs such as the U.S.EDA or USDA Grants and County CITF program, not available to for-profit entities.

1. (c)(ii). Infrastructure Reuse.

The Penn-McKee is located on Fifth Avenue which is fully serviced by water, sewer, electric, and gas, thus avoiding costly new infrastructure to the site. Moreover, the McKee Point and the Public Plaza become in-city public assets that draw people to the waterfront and our downtown. The long-term goal is to revitalize our downtown, so that residents do not have to drive five miles for convenience shopping – to spend McKeesport dollars in McKeesport. The Penn-McKee project is a critical first step; it provides a success to build upon literally and figuratively.

We also plan to renovate the building to energy efficient standards, including possible LEED certification. For example, the walls are currently uninsulated brick, and we plan on insulating to an R-20 factor on the exterior walls and up to R-30 for the ceiling. We also plan on using double or triple pane windows with a low E-factor to further conserve energy. Moreover, we also plan on energy efficient heating and cooling systems.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.(a) Community Need

2. (a)(i) The Community’s Need for Funding

The demographics of our City convey the compelling need for revitalization. See Below.

	McKeesport	Allegheny County	Pennsylvania	U.S.
Population	19,731	1,216,045	12,801,989	328,239,523
% change since 2010	-3.7%	-0.6%	0.8%	6.3%
Poverty Rate	32.9%	11.7%	12.0%	10.5%
Median Household Inc.	\$29,312	\$58,383	\$59,445	\$60,293
% minority	39.6%	18.5%	24.3%	39.9%
Unemployment Rate	15.7%	5.1%	3.9%	3.7%

NOTE: Data except unemployment are from 2019 U.S. Census Community Survey at <https://census.gov/quickfacts/fact/table>
 NOTE: Unemployment data are only available pre-COVID for McKeesport, so all other data is pre-COVID for valid comparison.
 State Unemployment data -PA. Ctr. Workforce Info. at <https://Workstats.dle.pa.gov/Products/County/Profiles>
 Federal Unemployment from Bureau of Labor Statistics at www.bls.gov

McKeesport is poorer with a higher percentage of minority residents compared to the County, State, or Nation. The area also lacks local entry level job opportunities. The actual post COVID unemployment rate is probably well over 20%. The RACM has a small operating budget of less than \$100,000, so it does not have the resources to clean-up this Property. The City of McKeesport devotes approximately \$1 million per year to community/economic development activities called “McKeesport Rising” and a local lead abatement program. It cannot afford to dedicate more than one half of its annual community development budget for abatement of the Penn McKee.

2. (a)(ii). Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

The Penn-McKee is boarded up, but from time to time, there are vandals and/or juveniles that break into the property. They are exposing themselves to asbestos, which implants and remains in the lung and lead which impacts brain development. It poses a risk particularly to juveniles with developing lung and brain tissue.

There is also the ongoing threat of a fire or continued deterioration of the property (roof and windows) that could expose neighbors to the asbestos. For example, one of the vandals could start a fire in the building. Within the immediate vicinity of the subject site are the following neighbors: Palisades Social Hall, a small Moose Lodge, a Family Dollar, Mon-Yough Community Center, and several residences. Within several hundred feet of the site, there is also a senior care facility, Kane Regional Center. Many in that facility lack mobility, and would face difficulty evacuating in a fire. By abating the asbestos and lead with the proceeds of the Cleanup Grant, we eliminate the public health threat from this building to trespassers and neighbors alike.

This vacant property also can become a haven for illegal activity, such as drug dealing. According to public health data from the School of Public Health at the University of Pittsburgh, working class neighborhoods such

as McKeesport are particularly susceptible to drug use, because of the hard-physical labor involved with their employment. It starts with painkillers and moves on to more deadly drugs. According to the Allegheny County Health Department, in 2018 McKeesport suffered 107.8 drug-related deaths per 100,000 population compared to 49.5 for Allegheny County and 34.6 for the State.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

According to the 2017 American Community Survey (<https://data.census.gov/cedsci/table>), 49% of the 10,832 housing units in McKeesport were built before 1939: 94% were built before 1980. With this old housing stock comes the threat of exposure to lead and asbestos as they were not prohibited in construction until the late 1970's. Add this environmental condition to the stress inducing factors of high unemployment, high poverty, and high crime and it leads to high rates of disease and adverse health conditions for all, particularly the young and old. Health data from the County Health Department is summarized below :

Age Adjusted Death Rate (per 100,000)	Allegheny		
	McKeesport	County	PA
Cancer	241	167	164
Lung Cancer	64	40	41
Colorectal Cancer	33	16	15
All	1217	787	768
Babies Born with Low Birth Weight	12.4%	8.4%	8.2%

In addition, according data from the County Health Department, from 2015 to 2018, 10% of the children under six in McKeesport who were tested for lead had elevated levels. Allegheny County and the City of McKeesport aggressively fund a local lead abatement program – Lead Safe McKeesport Coalition. Because of these important public health commitments, there are no funds available for abatement of the Penn-McKee other than what has been committed as a Cost Share and Leverage.

After abatement of the subject site with this Cleanup Grant, we will eliminate the Penn McKee as a source of asbestos and lead exposure. The building will not further contribute to the adverse health conditions in the community such as lung cancer and reduced brain function. The subsequent redevelopment of the Penn-McKee will provide local employment opportunities through the mix of uses in the building. For those employed by the project, it will mitigate the stress factors of unemployment and poverty.

(3) Disproportionately Impacted Populations

The decline of the steel industry hit McKeesport residents particularly hard. McKeesport, as part of the Monongahela River Valley, is somewhat isolated. Public transportation into downtown Pittsburgh or other parts of the Valley is very slow. Isolation and inactivity breeds crime. According to data compiled from FBI and State crime statistics, McKeesport is ranked in the 4th percentile out of 100 for crime. (100 is safest). Consider:

- The chances of becoming a victim of a property crime in McKeesport is 1 in 33, compared to 1 in 61 in Pennsylvania.
- The chances of becoming a victim of a violent crime in McKeesport is 1 in 43, compared to 1 in 319 in Pennsylvania.

The disinvestment and crime become a vicious cycle of blight in the neighborhood. Those neighbors near the Penn-McKee no longer reinvest in their property, and the disinvestment spreads. Property values either do not increase or decline and property owners lose equity. Homeowners lose any prospect of building wealth through their homes. Starting in this one corner of downtown, we can reverse that trend. We will also create

a “safe zone” at the Penn McKee and McKee Point, where folks can mix and mingle and enjoy an attractive riverfront, a Plaza concert, and a bite to eat at the refurbished Penn-McKee. The redevelopment will also offer employment opportunities to local residents.

2 (b) Community Engagement

2(b)(i) Project Partners. 2(b)(ii) Project Partner Roles

Partner	Contact – Phone & E-Mail	Role
McKees Point Development Group	Michele Matuch 412-675-5020 michele777@comcast.net	Non-profit CDC created to advance Penn-McKee reuse/Fifth Av. Corridor including acquisition & development.
McKeesport Regional History & Heritage Center	Teresa Trich. 412-6789-1832 teresatrigh@mckeesportheritage.org	Non-profit that documented historical significance of the Hotel. Also convened initial community meetings to gather public input.
Mon Yough Chamber of Commerce	Maury Burgwin. 412-678-2450 director@monyoughchamber.com	Represents over 600 local businesses. Will assist in marketing the Property to potential tenants.
Tube City Community Media, Inc.	Jason Togyer, 412-614-9659 tubecitytiger@gmail.com	Non-profit operates a news website & internet radio. Provide free coverage & help market the Property.
Regional Industrial Development Authority	Tim White, 412-315-6447 twhite@ridc.org	Operate 2 Ind. Parks w/i the market area.. Will provide forums to outreach to Park employees.
Young Preservationists of Pittsburgh	Matthew Craig, 412-860-8377 matthew.craig@youngpreservationists.org	Conducted a Reuse Plan on the Property and Corridor. Also, will assist in raising leveraged funds.
North Side Industrial Development Company	Juan Garrett, 412-322-3523 jg@riversidecenterforinnovation.com	EPA Grantee that funded Phase I and II ESAs. Will also conduct entrepreneurial training programs for prospective in tenants of Property.

2(b)(iii) Incorporating Community Input

In preparation of this application, RACM held a special meeting on October 1, 2020 to solicit input from the public. The public ad for this meeting ran in the Mon Valley Independent on September 15, 2020. We also held a special public meeting on September 3, 2020 hosting three Federal regional administrators, including the EPA Regional III Administrator. The focus of that meeting was on Federal funding for McKeesport’s renewal including the Fifth Ave. Corridor, and the Penn-McKee project. All comments received to date are in support of this Application and effort. For our Reuse Plan, as discussed in Section 1(b)(ii), we also solicited community input. The comments from residents focused on the need for downtown retail and services. The comments from the business community focused on the need for a local hotel. On June 29, 2019, the McKeesport Regional History and Heritage Center (see above), hosted a town meeting called “The Past, Present, and Future of the Penn-McKee”. Attendees all supported a mix of commercial reuses at the property.

As we proceed with the abatement and fundraising for redevelopment, we will continue soliciting community input from partners (listed above) and from the public at large. We will also update the Mayor, City Council, and the Board of RACM on our progress, so they can provide formal (such as a newsletter) and informal updates to their constituents. For example, the Mayor issues a newsletter every quarter. City Council meets once a month and we will provide Quarterly updates which are open to the public

Public events. Once COVID restrictions lift, we will resume our summer concert series, which will also provide regular updates on progress with both this abatement project, and fundraising to complete renovations. This will allow the public to view first-hand the work underway (and the safety precautions).

Media. We will also continue press releases and other communication with the local media, including the Mon Valley Independent and Tube City Media. These two local media outlets have a keen interest in the project as they are physically located about one block away in the former McKeesport Daily News Building.

At the public meetings, we provide sign-in sheets and all attendees provide contact information. All public comments are recorded as part of the meeting minutes. RACM will respond to all comments both in person at the meeting, as well as provide a written response via e-mail or U.S. mail. For the written response, RACM will organize conference calls or meetings with its consulting team to develop and then send the response to the commentator. RACM will incorporate these public comments into our abatement and reuse plans.

While McKeesport has suffered economically due to COVID, fortunately we are not currently experiencing an outbreak. We do practice social distancing and wear masks at the public meetings. Throughout this process, we will also diligently update our web site with project announcements and progress. Should a COVID outbreak occur, we will have to meet remotely via Microsoft Teams or other means. However, only 63% of McKeesport residents have internet access, so we will arrange for public access to the remote meeting in the lobby of the McKeesport library or outside on the library grounds.

TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.(a) Proposed Cleanup Plan

The Analysis of Cleanup Alternatives recommends the complete removal of the Asbestos-Containing Materials as well as accumulated wastes which include residue from lead-based paint. This was based on an evaluation of feasibility, effectiveness, cost, and the ability to implement. Under this recommended alternative, friable and non-friable asbestos would be completely abated and removed. Implementation of this alternative is straight forward in that abatement is common and methods are well developed and regulated by Allegheny County and the PA. Department of Environmental Protection. This alternative was selected because it allows for the planned renovations and redevelopment of the former Penn-McKee without long-term continuing obligations. The other alternatives (i.e. #1- No Action and #2- Removal of Accumulated Wastes and In Place Management of ACM) would not enable a renovation project to proceed safely.

The recommended alternative provides the safest environment for renovation by completely removing hazardous materials prior to construction thereby preventing exposure to workers, as well as eliminating the potential exposure to future occupants. This makes the building immediately ready for subsequent renovation. Moreover, it enables RACM to take potential investors and tenants into the building, knowing that there is no threat of exposure, and enhances our ability to proceed with redevelopment.

3. (b) Description of Tasks/Activities and Outputs

3. (b)(i). Project Implementation.

3.(b)(ii). Anticipated Project Schedule

3.(b)(iii) Task/Activity Lead

Key Project Activities	Schedule	Responsibility
TASK1–PROGRAM MANAGEMENT		
Completion of Work Plan	Month 1	RACM
Ad & Selection of Consultants	Month 2 – 3	RACM

EPA Reporting – Quarterly/ACRES	Ongoing	RACM & Program Management Consultant
EPA Close-Out Report	Month 21 - 22	RACM & Environment/Program M. Consultants
TASK 2–COMMUNITY PARTICIP. /REUSE PLANNING	Ongoing	RACM
Updates to RACM Board / Council	Quarterly	RACM & Environmental/Program M. Consultants
Events and Updates to Community	Monthly	RACM & Environmental/Program M. Consultants
Reuse Planning - with Users	Ongoing	RACM
TASK 3 – CLEAN-UP ACTIVITIES		
RFP & Select Abate. Contractor	Month 4 -5	RACM & Environmental Consultant
Mobilize/Implement	Months 6 – 16	Abatement Contractor (sub to Environ. Cons,)
Demobilize/Close-out	Months 17 - 18	Abatement Contractor & Env. Consultant
Documentation Report	Month 19 - 20	Abatement Contractor & Env. Consultant

3.(b)(iv) Outputs

Our primary Output is abating the property of asbestos and lead, so that we are comfortable escorting potential users/investors to the building as well as the general public. We are also then in position to proceed with renovations. As part of this overarching goal, we also have several related Outputs including: the selection of a Qualified Program Manager (“QPM”), the selection of a Qualified Environmental Professional (“QEP”) the selection of the Clean-Up Alternative within our Analysis of Clean-Up Alternatives, the selection of the abatement contractor, and the number of community updates at public meetings.

3(c) Cost Estimates.

(i) Development of Cost Estimates. (ii) Application of Cost Estimates.

Budget Table. We request a Brownfield Cleanup Grant as follows:

Cleanup Grant	Task 1	Task 2	Task 3	TOTAL
Budget	Program	Com. Participation & Reuse Planning	Abatement & Clean Up	
Categories	Management			
Personnel	\$8,640	\$0		\$8,640
Fringe	\$3,456	\$0		\$3,456
Travel	\$0			\$0
Equipment	\$0			\$0
Supplies	\$0			\$0
Contractual	\$17,904		\$470,000	\$487,904
Other				\$0
TOTAL DIRECT COSTS	\$30,000	\$0	\$470,000	\$500,000
Indirect Costs - in kind				\$0
Total Federal Funding				\$500,000
Cost Share (20%)	\$0	\$0	\$100,000	\$100,000
TOTAL BUDGET	\$30,000	\$0	\$570,000	\$600,000

Task 1. Program Management and Reporting. Our Executive Director (“ED”) will have management responsibility for the Cleanup Grant. He will be assisted by our Community Relations Assistant (“CRA”) and by our Administrative Assistant. In this budget, all three are billed at 5 hours/month for 24 months at an average rate of \$24.00, plus a fringe benefit rate of 40%. Their tasks include selecting consultants, managing

consultants, preparing quarterly reports, maintaining ACRES updates, preparing draw requests to the EPA, and preparing the close-out report. Because this small staff has many other duties and because this will be our first EPA Grant, we have also budgeted \$17,904 for a QPM to assist with these tasks.

Task 2. Community Participation & Reuse Planning. Our ED and CRA will spearhead the community participation with the public, the media, and potential owners/users of the Penn McKee. This team will also coordinate the many public events we plan for McKee Point. Moreover, the team will continue reuse planning efforts and recruitment of users/tenants. This will occur over the entire three-year Grant period and beyond. All staff time is provided as an in-kind service and not included in the Cost Share.

Task 3. Abatement and Completion. The selected QEP will prepare the final abatement specifications and then publicly bid the project. Our QEP together with our QPM and staff will select the remediation specialist. The QEP will then subcontract directly with the remediation specialist, monitor progress, and file regular reports to our staff. Together our entire team will coordinate and complete the Close-Out report. The Phase II surveys were completed in October 2018. In September 2020, an abatement/remediation specialist provided a cost estimate of \$620,000. The budget above includes \$470,000 of this \$620,000 total. The remaining \$150,000 will be paid by the City of McKeesport. Of this \$150,000, \$100,000 is included in the budget above as Cost Share. The other \$50,000 is included as Leverage (See commitment letter). Again, the time spent by RACM staff in monitoring the abatement will be an in-kind contribution.

3.(d) Measuring Environmental Results

RACM will routinely track the progress with this abatement project. This will be done through on-site visits, digital photographs, and regular meetings with our consulting team. During those meetings, we will review contractor invoices in comparison to work performed. We will also address any lack of progress by reviewing all team assignments. RACM will then report progress to U.S. EPA through both Quarterly Reports and ACRES Updates. The immediate Output is an abated site that is environmentally safe, enabling us to take prospective users and/or investors into the building and proceed with renovation. After the abatement is completed, as property owner, we are then in position to track project Outcomes, including leveraged investment, jobs created, events held at the Penn-McKee. At the end of the Grant, we will assemble the data into a Close-Out Report. We will continue to track Outcomes after the Close-Out report, and report progress on investment and job creation to the U.S.EPA.

4. PROGRAMMATIC ABILITY AND PAST PERFORMANCE

4.(a) Programmatic Capability (i) Organizational Structure (ii) Key Staff

RACM was founded in 1949, and has a successful 70 year operating history. Since its inception, RACM has led redevelopment projects valued at over \$100 million. It is governed by a five-member board, all McKeesport citizens. They include a City Councilman, an insurance executive, and several citizens active in the neighborhood. We conduct an annual audit, and have not received adverse findings. We have a small staff that is a shared staff with the City of McKeesport. It includes our Executive Director, A.J. Tedesco and our Community Relations Assistant, Jennifer Vertullo and Administrative Assistant, Melissa Ernst.

A.J. serves as both Community Development Director for the City and Executive Director for RACM. In his City role, A.J. manages the Federal Community Development Block Grant program, which receives approximately \$1 million per year from the U.S. Department of Housing and Urban Development. Those funds are subject to all Federal procurement requirements, and A.J. is responsible for bidding, awarding and managing those contracts. A.J. has a Bachelor of Arts degree from the University of Pittsburgh. Jennifer

formerly was a reporter for 15 years for the McKeesport Daily News. She has a Bachelor of Arts degree from Duquesne University in media and communications. She will spearhead the community participation efforts, including the Summer concert series at McKee Point Plaza. Melissa Ernst is long-time employee, and will assist A.J Tedesco with reporting activities under this Cleanup Grant.

4.(a)(iii). Acquiring Additional Resources. With this Cleanup Grant, RACM will publicly advertise for a Qualified Environmental Professional (QEP) and a Qualified Program Manager (QPM), rank responses based on experience and skills, and select the professionals with the highest score. Because of our small size, we can act very quickly to advertise for consultants, review qualifications, and make final selections. The QPM will assist RACM in fulfilling the reporting requirements under the Cleanup Grant. This includes managing the environmental consultants, managing the budgets, quarterly reporting, and close-out reports. As part of the selection, RACM will fulfill Federal bidding and minority/women business reporting requirements. Our project team (RACM, QEP, QPM) will meet monthly to review project costs relative to budgets, pursue leveraged resources, and monitor all project activity.

4.(b) Past Performance and Accomplishments

(b)(ii) Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements. While RACM and the City of McKeesport have not received an EPA Brownfields Grant, we have a long history of grant management including accomplishing the objectives of the grant.

4.(b)(ii)(1) Purpose and Accomplishments.

Federal: For example, the City of McKeesport is a direct recipient of approximately \$1 million annually in *Federal Community Development Block Grant* (CDBG) funding. Recently, the CDBG funding paid for ballfield renovations at Duncan and Fawcett Fields, and (of great interest to the Penn-McKee project) the reconstruction of the fishing pier and amphitheater at the McKee Point Marina. In 2003, RACM led a \$2.2 million project to acquire and renovate the Palisades Social Hall, located next to the Penn-McKee Hotel. Renovations included updates to all mechanical systems and handicapped accessibility.

State: In recent years, we have also managed numerous grants from the Commonwealth of Pennsylvania. The most recent award was for \$2.95 million from the *PA. Department of Transportation Multi-Modal Program*. This grant will improve the GAP Trail through McKeesport and connect the new Tube City (Media) Center directly to a parking garage on Lyle Boulevard. Currently the GAP Trail winds through the RIDC Industrial Park. With the grant, the Trail will stay along the riverfront and connect more directly to the Riverfront Park next to the Penn-McKee. In addition, in recent years, we have managed over \$1.6 million in State funding for a variety of projects including road repairs, gun violence prevention, and selective demolition of blighted properties through our McKeesport Rising Program.

Allegheny County: In recent years, the City and RACM have also managed over \$900,000 in funding from *Allegheny County's Tourism and Investment Fund*. This has funded projects ranging from the Tube City (Media) Center, to the GAP Trail, to additional upgrades to the Palisades Social Hall, to other local park space. This Cleanup Grant proposal builds on several of our grant accomplishments. These previous grants improved the pier and amphitheater at the Marina, improved the Palisades Social Hall, and will improve the GAP Trail and the public assets adjacent to Penn-McKee. All these improvements will draw residents and visitors to McKee Point and provide a customer base for the new Penn-McKee.

(b)(ii)(2) Compliance with Grant Requirements. Since 2012, the City and RACM have obtained and managed over \$10 million in Federal, State, and County grants. In all cases, we have performed grant activities in compliance with work plans, terms and conditions, expenditures and reporting requirements. We will continue to do so if we are fortunate enough to receive this Cleanup Grant.

THRESHOLD RESPONSE CRITERIA

1. Documentation of Applicant Eligibility if other than city, state, or tribe

The applicant, Redevelopment Authority of the City of McKeesport (RACM) is chartered by the State under the Urban Redevelopment Law, an Act of May 24, 1945, P.L. 991, No. 385. See the attachments which include Pennsylvania's Urban Redevelopment Law and the Resolution by McKeesport City Council creating the RACM.

2. Information on Previously Awarded Cleanup Grants.

No previously awarded Cleanup Grants.

3. Site Ownership Information.

RACM owns the site by fee simple title by Deed dated November 22, 2019. See Attachment.

4. Basic Site Information

- a) Name: Former Penn-McKee Hotel
- b) Address: 122 Fifth Ave.
McKeesport, PA. 15132
- c) Current Owner: Redevelopment Authority of the City of McKeesport

5. Status of History and Contamination at the Site.

- a) Site is contaminated by hazardous substances.
- b) The site operated as a main street hotel from the 1920's until early 1990's. The first floor was a restaurant/ballroom, and was a center of social life in McKeesport. It is a four-story structure with a basement. The former hotel rooms are located on the top three floors. Currently, the structure is boarded up.
- c) The primary environmental concern is asbestos containing materials throughout the interior of the structure.
- d) The site became contaminated due to the use of asbestos in construction and building materials prior to the 1970's. This building was constructed in the 1920's, and asbestos containing materials were used in the building materials. The asbestos is located throughout the interior of the structure, as follows:
 - Thermal insulation in basement
 - Floor tile in first floor
 - Wall tile adhesive in first floor
 - Wall plaster in ball room
 - Floor tile in 2nd floor bathroom
 - Roofing material on 2nd floor ceiling
 - Floor tile in third floor bathroom
 - Thermal pipe wrap throughout building
 - Electric wiring throughout building

- Electric panels throughout building
- Elevator doors throughout
- Fire doors throughout

6. Brownfields Site Definition.

- a) The site is not listed or proposed for listing on the National Priorities List.
- b) The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered by parties under CERCLA.
- c) Not subject to the jurisdiction, custody, or control of the U.S. government.

The site meets the definition of a brownfield under CERCLA s. 104 (k).

7. Environmental Assessment Required for Cleanup Grant Applications

A Phase I Environmental Assessment was conducted by KU Resources in October of 2018. That Phase I performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. KU Resources completed an update to this Phase I and issued a report on November 15, 2019. Again, this update performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. In October of 2018, a written ASTM E1903-19 or equivalent Phase II environmental assessment report was completed in the form of a thorough Asbestos Containing Materials survey. The survey was performed by a State licensed building inspector using industry standard protocols and following the U.S. EPA's National Emission Standards.

8. Enforcement or Other Actions

There are no known or ongoing environmental enforcement actions related to the site for which Brownfields Grant funding is sought. However, RACM is concerned that the former Penn-McKee Hotel may deteriorate to the extent that future enforcement actions may result should the asbestos containing materials become or somehow release.

9. Site Requiring a Property-Specific Determination

The site does not require a property specific determination as it is not one of the special classes of property requiring such a determination.

10. Threshold Criteria Related to CERCLA/Petroleum Liability.

- a) Property Ownership Eligibility – Hazardous Substances Sites.
 - iii) LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

1) Bona Fide Prospective Purchaser Liability Protection

a) Information on Property Acquisition.

- (i) On November 22, 2019, the Redevelopment Authority of the City of McKeesport (RACM) obtained fee simple title to the former Penn-McKee

Hotel via a donation from the City of McKeesport. RACM is a separate legal entity, governed by a Board of Directors.

b) Pre-Purchase Inquiry

(i) Types of Assessments Performed.

Prior to accepting this donation, RACM in cooperation with the North Side Development Company (NSIDC) had a Phase I update completed on November 15, 2019. NSIDC, in fact, used the proceeds of its awarded EPA Community Wide Assessment Grant – Grant Number BF 963689-01 to secure this Phase I Update. RACM has a working partnership with NSIDC to advance the reuse of the subject site, and the Fifth Ave. Corridor. Using the proceeds of NSIDC's previous Community Wide Assessment Grant – BF 963546-01, NSIDC secured a previous ASTM E1527-13 Phase I in October of 2018. NSIDC also secured the Asbestos Containing Materials Survey using industry standard sampling protocols and following the U.S. EPA's National Emission Standards for Hazardous Air Pollutants-recommended procedure 40 CFR Chapter I (1-1-87 Edition) protocols.

(ii) Who performed the AAI Investigations.

KU Resources performed the investigations referenced above. KU is a very experienced environmental consulting firm, located in Duquesne, PA, and in fact, has worked for many years with the EPA Community Wide Assessment Grant program.

(iii) RACM conducted the appropriate Phase I update within 180 days prior to accepting this donation of the subject site.

c) Timing and/or Contribution Toward Hazardous Substances

RACM has neither caused nor contributed to any release of hazardous substances at the subject site – the former Penn-McKee Hotel. RACM has not at any time arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

d) Post-Acquisition Uses.

Since accepting this donation of the subject site, the building has remained vacant and boarded up.

e) Continuing Obligations

RACM will keep the property secured from entry (e.g. replace any areas where trespassers may break through the structure) to stop any releases of hazardous substances, prevent any threatened future release and prevent or limit exposure to any previously released hazardous substance.

RACM will comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls; assist and cooperate with those performing the cleanup and provide access to the property; comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and provide all legally required notices.

11. Cleanup Authority and Oversight Structure

a) Describe how you will oversee the cleanup of the site.

The remediation of the Hotel will entail oversight by both the Allegheny County Health Department (as a Pennsylvania designee for asbestos-containing materials [ACM]) and the Pennsylvania Department of Environmental Protection (PADEP). Authorizations will be required from both organizations. Authorization from the Allegheny County Health Department will be necessary for the management of the ACM within the Hotel. PADEP has the regulatory authority for the wastes to be removed from the Hotel. Both organizations are charged with the protection of human health and the environment and will be consulted in accordance with their specific areas of regulatory authority.

As a means of coordinating the proper management of the Hotel remediation, RACM intends to engage the services of a qualified environmental consultant to oversee all the aspects of the project. The consultant will be tasked with 1) preparing bidding specifications for qualified waste and ACMs removal contractors, 2) aiding RACM in making the contractor selection, 3) observing the contractor's work and progress, and 4) issuing a documentation report at the end of the project. RACM anticipates at this time that, as part of the specifications for the project, the contractor will be tasked with obtaining all the necessary regulatory approvals for the remediation. Retaining the qualified environmental consultant will be the first activity of the remediation so that the consultant can advise RACM throughout the entire project.

b) Access to adjacent or neighboring properties.

Not applicable. There is no access required to surrounding properties. All abatement activities will be conducted according to County, State, Federal regulations, so that residents of surrounding properties will be protected from any exposure.

12. Community Notification

a) Draft Analysis of Brownfield Cleanup Alternatives

A draft ACBA was prepared for the former Penn McKee Hotel, See Attachment. The ACBA evaluated the threat to public health, applicable regulations and cleanup standards, cleanup alternatives including effectiveness, ability to implement, and cost. The DRAFT ACBA was made available to the public as part of the community notification.

b) Community Notification Ad

An ad was placed in the Mon Valley Independent on September 16, 2020. The ad provided notice of the public meeting on this Cleanup Grant application and the availability of the DRAFT application, including the DRAFT ACBA. See Attached.

c) Public Meeting

A public meeting was held on Thursday, October 1, 2020 at 10:00 a.m. to discuss this Cleanup Grant proposal and the abatement activities to be conducted on the site.

d) Submission of Community Notification Documents

Attached are the following:

- copy of the ACBA,
- community notification ad,
- comments received and response to those comments,
- summary of the meeting,
- meeting sign-in sheet.

In addition to the public meeting held on October 1, 2020, on September 3rd, 2020, the City of McKeesport hosted a Federal Roundtable discussion attended by regional representatives of the U.S. Department of Housing and Urban Development, the U.S. Department of Agriculture, and the U.S. Environmental Protection Agency. Over 50 individuals from McKeesport and throughout the region were in attendance. At this meeting, RACM described the vision for the reuse of the Penn-McKee Hotel, the need for environmental cleanup, and this pending Grant application. In addition, the U.S. EPA Region III Administrator was invited to tour the facility following the meeting. During the tour, he confirmed the pressing need for this Grant.

13. Statutory Cost Share

a) Demonstrate how you will meet the required cost share, including the sources of the funding or services

The City of McKeesport will meet the required cost share of \$100,000 through a grant from its general budget. In the event, other grant funds are secured such as the State Industrial Site Reuse Program, those funds will be used in lieu of the City of McKeesport funds.

b) **Hardship Waiver Request – Redevelopment Authority of City of McKeesport
Former Penn-McKee Hotel, 122 Fifth Ave., McKeesport, PA.**

The Redevelopment Authority of the City of McKeesport is not requesting a hardship waiver for the 20% cost share.

**ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
FORMER PENN-MCKEE HOTEL
122 FIFTH AVENUE
MCKEESPORT, PENNSYLVANIA 15132**

Prepared for:
**REDEVELOPMENT AUTHORITY OF THE CITY OF MCKEESPORT
500 FIFTH AVENUE
MCKEESPORT, PENNSYLVANIA 15132**

AND

**NORTH SIDE INDUSTRIAL DEVELOPMENT COMPANY
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OCTOBER 2020



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1.0 INTRODUCTION AND BACKGROUND

The Redevelopment Authority of the City of McKeesport (RACM) intends to purchase the former Penn-McKee Hotel, located at 122 Fifth Avenue, McKeesport, Pennsylvania (hereinafter "Hotel") and remediate it for reuse. Once the remediation and renovations of the Hotel are complete, RACM will be in a position to put the building into productive use.

The cleanup activities at the Hotel are to be undertaken utilizing a United States Environmental Protection Agency (U.S. EPA) grant. In order to apply for the U.S. EPA Remediation Grant, an Analysis of Brownfield Cleanup Alternatives (ABCA) for the Hotel is required. The purpose of the ABCA is to analyze brownfield cleanup alternatives that will remediate or control contaminated media identified at the Hotel to provide protection of human health and the environment. The ABCA includes information about the building and its previous use(s), previous cleanup/remediation, Hotel assessment findings, applicable regulations and cleanup standards, an evaluation of cleanup alternatives considered, and the recommended cleanup alternative.

This ABCA was prepared by KU Resources, Inc. on behalf of the RACM and Northside Industrial Development Company.

1.1 Location, Description, and Context

The Hotel is located at 122 Fifth Avenue, City of McKeesport, Allegheny County, Pennsylvania, and encompasses approximately 16,800 square feet of unoccupied commercial land. One structure is located on the Property. This structure has a brick exterior with a rubber and shingle roof. The main portion of the structure is "L"-shaped and consists of four stories. A two-story and a one-story addition are located on the southwest portion of the structure. Flooring consists of concrete, floor tile, and carpet. Interior walls and ceilings consist of plaster.

The current uses of adjoining properties are the following:

- North: Retail shopping center (Family Dollar, Sherwin Williams Paints, Money Mart, and Wines and Spirits);
- South: Gently Used Appliances;
- East: Mon Yough Community Services, Inc.; and
- West: Moose Temple.

1.2 Previous Uses

Historical documents applicable to the Hotel indicate residential use, circa 1884. From circa 1889 to circa 1907, the property was both residential and commercial in use, including use as a machine shop and a theatre. From circa 1909 to 1926, the property was utilized as the People's Ice, Light & Storage Company, and the Camp Chocolate Company. In 1926, the Penn-McKee Hotel was built on the property. The formal dedication and opening were on September 1, 1926. Four retail stores were located in the first floor of this Hotel. The Hotel operated until 1980. From 1980 until the early 1990s, the Hotel became



a residence for transients and the elderly. The cocktail lounge was converted in the 1940s into "Victory Lounge", in 1975 to "Red Fox Lounge", and in the early 1980s into a veterans' club. The retail stores were utilized until the late 1990s. From the 1990s until present day, the Hotel structure has been unoccupied.

1.3 Previous Investigations, Cleanup and Remediation

A Phase I Environmental Site Assessment (ESA), and a hazardous materials survey were conducted of the Hotel by KU Resources in October 2018 and updated in November 2019. The Phase I ESA was conducted in conformance with the scope and limitations of ASTM Standard E 1527-13 and consistent with the requirements of the All Appropriate Inquiries Final Rule at 40 Code of Federal Regulations (CFR) Part 12. A hazardous materials survey indicated the presence of asbestos-containing materials (ACM), universal wastes, and accumulated special wastes within the building. The survey identified the location and quantity of ACM, and recommended its removal and proper disposal.

1.4 Nature of Threat to Public Health

The nature of the threat to public health is the exposure to ACM and other wastes by individuals entering the building. ACM in the building are in poor condition that could cause the release of asbestos fibers to the air. The building is currently vacant and slated for redevelopment that will involve substantial renovation activities. Under current conditions, risk pathways include: ingestion, and inhalation of potentially hazardous materials and substances by site visitors and/or trespassers. During renovation activities, ACM will potentially pose an exposure risk to construction workers through inhalation and contact. Asbestos is a significant concern because asbestos minerals can separate into microscopic-size particles that can remain in the air and are easily inhaled. Exposure to asbestos could occur in areas identified as containing friable ACM. Since the ACM identified in the Hotel are damaged, airborne asbestos fibers are present in the building and the ACM must be abated prior to renovations. Exposure could also occur through ingestion, and indirect exposure could occur through transport of asbestos particles out of the buildings on occupants' clothing or hair. Future maintenance or renovation activities will result in damage to these materials. That damage could result from typical renovation activities such as drilling, cutting, or grinding.

1.5 Cleanup/Reuse Goals

RACM's goal for the Hotel cleanup is to remove the asbestos-containing and hazardous materials to appropriately prepare the building for a substantial renovation. The renovation is necessary to prepare the Hotel for ultimate reuse. The remediation and renovation work will be completed in a sustainable manner while retaining the historical aspects of the Hotel.



2.0 APPLICABLE REGULATIONS AND CLEANUP STANDARDS

Asbestos is regulated by the Asbestos Hazard Emergency Response Act, the Toxic Substances Control Act, the Clean Air Act, and U.S. EPA 40 CFR Asbestos National Emission Standard for Hazardous Air Pollutants. All asbestos abatement work must be performed in accordance with Occupational Safety and Health Administration asbestos regulations as promulgated in Title 29 of the CFR (29 CFR), Section 1926.1101. In Pennsylvania, waste management activities are regulated by the Pennsylvania Department of Environmental Protection via the Solid Waste Management Act.

The Pennsylvania Department of Environmental Protection and the Allegheny County Health Department regulate the removal, collection, transportation, and disposal of ACM. Asbestos removal activities are also regulated under Title 25 – Environmental Protection of the Pennsylvania Code. Applicable chapters include:

- 25 Pa. Code 299.152 - Storage of asbestos-containing waste
- 25 Pa. Code 299.232 - Transportation of asbestos-containing waste
- 25 Pa. Code 288.302 - Disposal of asbestos-containing waste

Also, in Allegheny County, the Allegheny County Health Department enforces Pennsylvania's Asbestos Occupations Accreditation and Certification Act of 1990, which requires at least a 5-day notification of any asbestos project and certification for the asbestos contractors, inspectors, management planners, project designers, supervisors, and workers.



3.0 EVALUATION OF CLEANUP ALTERNATIVES

In order to effectively address the recognized asbestos contamination and waste materials that have accumulated at the Hotel, three alternative remediation scenarios were considered. In accordance with U.S. EPA requirements, the feasibility, effectiveness, implementability, extreme weather impacts, and cost of each alternative were assessed and considered prior to selecting a recommended cleanup alternative.

3.1 Cleanup Alternatives Considered

The three alternatives considered included 1) A No Action Alternative; 2) In-Place Management of Asbestos-Containing Materials and Removal of Accumulated Wastes, and 3) Removal of Asbestos and Accumulated Wastes. Each of the three alternatives is discussed and summarized below with regard to feasibility, effectiveness, implementability, and cost.

3.1.1 *Alternative 1 - No Action*

The No Action alternative would leave the Hotel in its current condition and take no immediate steps that would facilitate its redevelopment. Under this alternative, the building would be secured, controls implemented, and no abatement or cleanup would occur. Essentially, the Hotel would remain as an unused, vacant building. This alternative avoids expenses that would be incurred by taking remedial action.

3.1.1.1 Feasibility

The No Action alternative is deemed infeasible due to the RACM's intentions to redevelop the Hotel. If the ACM and wastes remain as it is, the building cannot be rehabilitated as planned.

3.1.1.2 Effectiveness

The No-Action alternative would not be effective in achieving RACM's project goals. The continued presence of ACM, as would be the case under the no-action alternative, would pose a long-term health risk to the public and also to workers or others entering the Hotel. The no-action alternative would be ineffectual in achieving the goals of reduction of health risks, and the RACM goal of the reuse of the existing building could not be accomplished.

3.1.1.3 Implementability

Implementation of the No-Action alternative would be straightforward. The building would be left in the unused state in which it currently exists. The identified ACM and wastes would still pose a hazard to those entering the buildings. Possible transfer or lease of the property to other parties would require notification of the presence of ACM and wastes and controls would be necessary to manage exposure to those entering the buildings. The Hotel will continue to deteriorate, thereby increasing the risk to those entering it. The value of the Hotel will continue to decrease as further deterioration occurs.



3.1.1.4 Adverse Impact from Extreme Weather

The No Action alternative would continue to subject the Hotel to the elements in its current unprotected state. Thus, extreme weather events could result in unexpected exposure to McKeesport residents of the hazardous materials found in the Hotel. High temperatures in the summer months and the freeze-and-thaw cycles throughout winter would continue to deteriorate the building components and could result in releases of asbestos fibers into the nearby areas. Although very unlikely, in the event of a flood, the waters would spread both asbestos and other hazardous constituents throughout downtown McKeesport.

3.1.1.5 Cost

Direct costs associated with the No-Action Alternative and associated non-use of the Hotel would consist mainly of providing building security and ensuring public safety. These direct costs are estimated to be approximately \$50,000 per year consisting primarily of public safety efforts on the part of the municipal employees. A significant indirect cost would be the continuing inability to productively reuse a historically-significant community asset. The No-Action Alternative would leave the Hotel in its current deteriorated condition creating the potential for the buildings to become vandalized and create a public nuisance. Values of neighboring properties would continue to be impacted in a negative way as deterioration progresses.

3.1.1.6 Summary

The immediate advantage to No Action is related to avoidance of expenses that would be incurred by actually taking productive action. In the long term, however, expenses associated with taking no action could increase due to the continued deterioration of the condition of the building and an inability to renovate and productively reuse it. This alternative was removed from consideration since it will not allow the overall project to move forward.

3.1.2 Alternative 2 – Removal of Accumulated Wastes and In-Place Management of ACM

In this alternative, the identified asbestos-containing building materials would be managed in place, the accumulated wastes would be removed, and the Hotel would be slated for reuse. The identified ACM would be encapsulated or otherwise addressed to prevent exposure to, and deterioration of, these asbestos-containing building materials. This alternative involves only select removal of the hazardous building materials. It would involve removal of the wastes present in the Hotel. This alternative would also require a program to ensure that the day-to-day management of the Hotel building is carried out in a manner that minimizes release of asbestos fibers into the air, and ensures that when asbestos fibers are released, proper control and cleanup procedures are implemented. As such, it would essentially preclude a comprehensive rehabilitation of the building which is required to effectively reuse it.

3.1.2.1 Feasibility

This alternative is practically infeasible considering the future plans to renovate the building into a new use. Removal of the ACM would be required to facilitate the planned renovation activities.



3.1.2.2 Effectiveness

This method of handling the ACM in this alternative has proven effective in the prevention of exposure to hazardous building materials in certain instances; however, the anticipated renovation activities would be thwarted by the constant presence of the ACM, and future users would opt for other ACM-free buildings. Removal of the accumulated waste material is feasible. This alternative precludes the major renovation that would be the preferred reuse for the Hotel. As the alternative requires the materials to remain in place, any activities that could disturb them would not be possible.

3.1.2.3 Implementability

This alternative can only be implemented when the ACM are intact and previously undisturbed. Intact, undisturbed ACM generally do not pose a health risk. However, when damaged, disturbed, or deteriorated over time, as is the case at the Hotel, they become hazardous. Since the ACM are not fully intact, have been previously disturbed, and are deteriorating, this alternative can only be implemented at significant cost and with unreliable results.

3.1.2.4 Adverse Impact from Extreme Weather

Under this alternative most of the contaminants at the Hotel will be controlled under normal weather conditions. The accumulated materials will be removed from the building and the ACM encapsulated. Although very unlikely, in the event of a flood, the waters could deteriorate the encapsulated ACM to the extent that they may be released into surround areas.

3.1.2.5 Cost

Direct costs associated with this alternative would consist of on-going building monitoring and security costs required, ACM encapsulation, and waste material removal and disposal. The removal of the accumulated wastes is estimated at \$120,000. Removal of the loose ACM and segregating the rest for encapsulation will be a labor-intensive undertaking and is estimated at \$500,000. A ballpark estimate of the overall direct costs is \$620,000. Indirect costs would include the continuing inability to renovate and effectively reuse the building. Another possible cost could be the eventual loss of the building as costs rise. Leaving the materials in place would effectively preclude any possible future sale of the property thus creating the potential for the buildings to again become vacant and vandalized at some point in the future.

3.1.2.6 Summary

This alternative is not feasible considering the plans to renovate the building into a new use. Future users would require that the Hotel be free of ACM. This alternative was removed from consideration since it will not allow the overall project to be completed.

3.1.3 **Alternative 3 - Removal of Accumulated Wastes and ACM**

In this alternative, the identified ACM would be completely removed as part of the planned renovation activities at the Hotel. Removal of ACM from the interior of the structure would be conducted in conjunction with the planned renovation activities at the Hotel.



3.1.3.1 Feasibility

This alternative is technologically effective and meets all State requirements.

3.1.3.2 Effectiveness

This alternative is effective in remediating the Hotel, and makes the building ready for reuse.

3.1.3.3 Implementability

Implementation of this alternative is straightforward in that abatement is common and methods are well developed. Friable and non-friable asbestos would be completely abated and removed. Accumulated waste materials would be removed. At the conclusion of the removal process, the Hotel will be ready for immediate renovation.

3.1.3.4 Adverse Impact from Extreme Weather

The removal alternative will prevent any adverse impacts resulting from weather because other ACM and accumulated wastes will no longer be present.

3.1.3.5 Cost

The cost for Hotel remediation for this alternative is estimated to be approximately \$620,000, based upon an estimate from a reliable contractor. This cost includes costs associated with removal of the identified ACM, project oversight during remediation, removal of the accumulated wastes, and air monitoring during remediation.

3.1.3.6 Summary

Complete removal of all ACM and accumulated wastes from the Hotel will eliminate potential impacts to human health and the environment due to the abandonment of the existing building. The removal of asbestos and wastes from the building leaves the Hotel immediately ready for subsequent renovation. This alternative is the most cost-effective approach for preparing the Hotel for new infrastructure, buildings and services. It yields a building prepared for immediate redevelopment.

3.2 Selected Cleanup Alternative

Based on an evaluation of these criteria, it is determined that Alternative 3 - Removal of Accumulated Wastes and Asbestos-Containing Materials, is the preferred and recommended alternative. This alternative was selected because it allows the planned renovation and redevelopment of the Hotel into new use without long-term continuing obligations. It meets the required criteria at a cost that is generally comparable to the other evaluated remedial alternative. Neither of the other two alternatives would meet the required criteria and allow a renovation project to proceed.

The selected alternative will properly manage the hazardous materials and wastes, and achieve the project goals of providing a building immediately ready and compatible for redevelopment by RACM. This alternative provides the safest environment for renovation by the complete removal of hazardous materials prior to construction, preventing exposure to workers, as well as eliminating the potential for



exposure to future occupants. This alternative is effective in cleaning up the Hotel, and makes the building ready for renovation at a capital cost estimated to be approximately \$620,000.



AFFP

Cleanup Grant

Affidavit of Publication

STATE OF PENNSYLVANIA } SS
COUNTY OF
WESTMORELAND }

Stacy Wolford, being duly sworn, says:

That she is Managing Editor of the Mon Valley Independent, a daily newspaper of general circulation, printed and published in Monessen, Westmoreland County, Pennsylvania; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

September 16, 2020

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Managing Editor

Subscribed to and sworn to me this 16th day of September 2020.



Debra J. DiGioia, Notary Public, Westmoreland County, Pennsylvania

My commission expires: June 17, 2024

Commonwealth of Pennsylvania - Notary Seal
Debra J. DiGioia, Notary Public
Westmoreland County
My commission expires June 17, 2024
Commission number 1039975

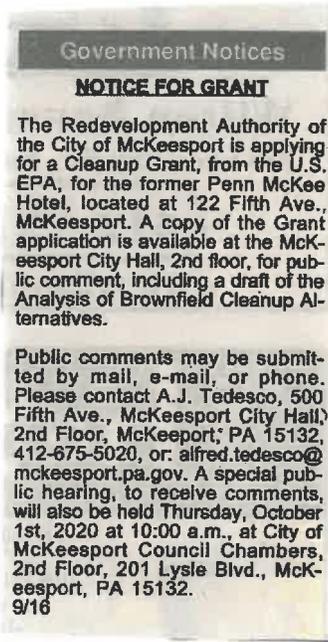
Member Pennsylvania Association of Notaries
00005575 90012020

Melissa Ernst
City of McKeesport Redevelopment
500 5th Ave.
McKeesport, PA 15132

NOTICE FOR GRANT

The Redevelopment Authority of the City of McKeesport is applying for a Cleanup Grant, from the U.S. EPA, for the former Penn McKee Hotel, located at 122 Fifth Ave., McKeesport. A copy of the Grant application is available at the McKeesport City Hall, 2nd floor, for public comment, including a draft of the Analysis of Brownfield Cleanup Alternatives.

Public comments may be submitted by mail, e-mail, or phone. Please contact A.J. Tedesco, 500 Fifth Ave., McKeesport City Hall, 2nd Floor, McKeesport, PA 15132, 412-675-5020, or: alfred.tedesco@mckeesport.pa.gov. A special public hearing, to receive comments, will also be held Thursday, October 1st, 2020 at 10:00 a.m., at City of McKeesport Council Chambers, 2nd Floor, 201 Lysle Blvd., McKeesport, PA 15132.
9/16



RACM BOARD
STU WILSON
CHAIRMAN
JAMES BARRY
DELORES CONNOR
PAUL STURGES

REDEVELOPMENT
AUTHORITY OF THE CITY
OF MCKEESPORT

500 FIFTH AVENUE
MCKEESPORT, PENNSYLVANIA 15132

EXECUTIVE
DIRECTOR
A.J. TEDESCO
(412) 675-5020 EXT 617

RACM SOLICITOR
GEORGE GOBEL, ESQUIRE
(412) 672-2311

Public Meeting of the Redevelopment Authority of McKeesport

Thursday, October 1st 10:00 a.m., City Council Chambers

**Comments and Response to Comments - Application for a U.S. EPA Cleanup Grant for
the former Penn McKee Hotel**

1) Comments: Several comments were received on the importance of connecting the riverfront and the Great Allegheny Passage bike trail to the community. These commentators also supported the PA. Multi-Modal Improvements and the renovation and reuse of the former Penn McKee Hotel and McKee Point.

Response: Thank you. RACM responded that this U.S. EPA Brownfield Cleanup Grant is a vital first step toward renovation of the Penn McKee and connecting the reuse of the building to the Riverfront.

2) A comment was received regarding the amount of funding requested and the total asbestos abatement costs.

Response: RACM responded that the estimates were prepared under the direction of KU Resources; the estimated cost was \$620,000. The U.S. EPA application is for \$500,000. The City of McKeesport will commit \$100,000 as a Cost Share, and another \$50,000 as Leverage. Should RACM secure other grant funds for abatement of the Penn-McKee through the State Industrial Site Reuse Program or the County Tourism and Investment Fund, those grant funds will be used in lieu of the City of McKeesport funding.

3) A comment was received regarding the timing of the grant and the grant period.

Response: RACM's representatives responded that the U.S. EPA typically announces award decisions by Memorial Day. The grant period would run from October 2021 through October 2024. RACM's representatives explained the cleanup most likely could be completed by mid-2023 and the Board and public would receive regular progress reports.

4) A comment was received on the central role the former Penn-McKee Hotel played in the life of the community, and "if it happened in McKeesport, it happened at the Penn-McKee". The commentator supported both this EPA Cleanup Grant application and future renovations and reopening of the former Penn-McKee Hotel.

Response: Thank you. RACM agrees and is moving forward with both this U.S. EPA application and additional fundraising efforts.

RACM BOARD
STU WILSON
CHAIRMAN
JAMES BARRY
DELORES CONNOR
PAUL STURGESS

**REDEVELOPMENT
AUTHORITY OF THE CITY
OF MCKEESPORT**

500 FIFTH AVENUE
McKEESPORT, PENNSYLVANIA 15132

**EXECUTIVE
DIRECTOR**
A.J. TEDESCO
(412) 675-5020 EXT 617

RACM SOLICITOR
GEORGE GOBEL, ESQUIRE
(412) 672-2311

**Public Meeting of the Redevelopment Authority of McKeesport
Thursday, October 1st 10:00 a.m., City Council Chambers
Summary of Public Meeting**

Several local citizens along with staff and representatives of the Redevelopment Authority of the City of McKeesport and the City of McKeesport attended the public meeting. RACM's representatives described the purpose of the Grant application, and the upcoming deadlines.

Several comments were received in support of the application and the need to connect the community life of McKeesport to the Bike Trail and Riverfront. Several comments were received regarding the costs of the abatement and the timing and size of the Grant. These comments were all supportive of this Cleanup Grant application.

The meeting was adjourned at approximately 10:45



Mayor Michael E. Cherepko

500 Fifth Avenue, Ste. 201
McKeesport, PA 15132
412-675-5020

October 16, 2020

Redevelopment Authority of the City of McKeesport
500 Fifth Ave.
McKeesport, PA. 15132
Attn: A.J. Tedesco, Director

Dear A.J.,

The City of McKeesport supports the Redevelopment Authority of the City of McKeesport in its application to the U.S. Environmental Protection Agency for the abatement of asbestos and demolition and removal, as needed, of any environmentally hazardous materials at the former Penn-McKee Hotel, 122 Fifth Ave., McKeesport, through its Brownfield Cleanup Grant.

The intent of this letter is to commit \$100,000 as cost share to your EPA cleanup grant application and an additional \$50,000 as leverage to the same.

The City of McKeesport, Redevelopment Authority of the City of McKeesport, and the McKees Point Development Group continue to work closely to secure the Penn-McKee and highlight its historic significance to McKeesport. This building – once the center of social and public life in our downtown – is now vacant. Plans to redevelop this property and the surrounding area are part of my administration's vision with the McKeesport Rising Project.

We are honored to have gained the attention of regional officials within federal departments – HUD, EPA, and USDA Rural Development – who toured the Penn-McKee and surrounding city blocks in September. The Penn-McKee sits adjacent to the Great Allegheny Passage hiking and biking trail, which attracts local, regional, national, and international travelers. Nearby amenities include the Marina at McKees Point and the Palisades event center. We recently completed a redevelopment study of the site – recommending mixed-use, including a restaurant, entertainment, an educational component, offices, and overnight stays.

I believe the Penn-McKee is a gateway to downtown McKeesport. Redevelopment and reuse of this facility will help to spur further interest in our downtown. I will continue to work with you to research funding opportunities and take advantage of this area's designation as a federal Opportunity Zone.

Sincerely,

Mayor Michael Cherepko

McKees Point Development Group, Inc.

500 Fifth Avenue • McKeesport • PA • 15132

September 4, 2020

City of McKeesport
500 Fifth Ave.
McKeesport, PA. 15132
Attn: Mayor Michael Cherepko
CC: Redevelopment Authority of the City of McKeesport

Dear Mayor,

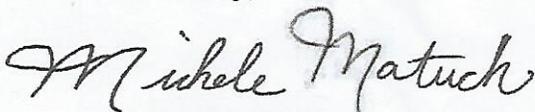
I must first say that I'm pleased to have attended yesterday's roundtable discussion on Opportunity Zones and downtown development resources. As you know, our 501(c)3 nonprofit organization is committed to working with your administration and with the Redevelopment Authority of the City of McKeesport (RACM) in securing and marketing the former Penn McKee Hotel, 122 Fifth Ave., as a centerpiece for redevelopment in our downtown area.

Our board is aware that Redevelopment Authority of the City of McKeesport is applying for funding through the State Industrial Site Reuse Program (ISRP) for the abatement of asbestos and other environmental hazards at the Penn-McKee. As you know, the primary purpose of the McKees Point Development Group is to organize, direct, and coordinate economic revitalization and redevelopment projects within the City of McKeesport – initiating with a focus on the this former hotel.

We are committed to working closely with you and RACM to secure the Penn-McKee and tout its historic significance as we market the building for redevelopment. Based on the redevelopment study that describes the Penn McKee as a potential home for a new restaurant, entertainment facility, offices, or even hotel space once again, we have dedicated a portion of our funding through the state Department of Community and Economic Development's Neighborhood Partnership Program to this project. Specifically, as you are aware, we will provide \$50,000 annually for six consecutive years to prepare this site for future development.

The McKees Point Development Group looks forward to working with you in revitalization of the former Penn McKee Hotel.

Sincerely,



Michele Matuch
President

A Resolution FINDING AND DECLARING THE NEED FOR A REDEVELOPMENT AUTHORITY IN THE CITY OF McKEESPORT, AUTHORIZING THE MAYOR TO APPOINT FIVE MEMBERS TO SAID AUTHORITY, AND AUTHORIZING THE PROPER CITY OFFICERS TO DO ALL THINGS NECESSARY TO CARRY INTO EFFECT THE PURPOSES OF THIS RESOLUTION.

RESOLVED, *By the City of McKeesport, in Council Assembled, That*

WHEREAS, There exists in the City of McKeesport areas which have become blighted because of the unsafe, unsanitary, inadequate and overcrowded condition of the dwellings therein and excessive land coverage by the buildings thereon and economically and socially undesirable land uses; and

WHEREAS, These conditions have and will continue to result in making these areas economical and social liabilities harmful to the social and economic well-being of the entire City, depreciating values therein, reducing tax revenues, and thereby depreciating further the general community-wide values; and

WHEREAS, The acquisition and sound replanning and redevelopment of these areas, in accordance with sound and approved plans for their redevelopment, will promote the public health, safety, convenience and welfare; and

WHEREAS, The Council of the City of McKeesport, after due investigation, has found need for a Redevelopment Authority to function within the City of McKeesport so that these conditions may be ameliorated and eliminated;

NOW, THEREFORE, BE IT RESOLVED, That there be created a Redevelopment Authority in the City to be known as the REDEVELOPMENT AUTHORITY OF THE CITY OF McKEESPORT, ALLEGHENY COUNTY, PENNSYLVANIA, whose membership shall consist of five members to be appointed by the Mayor, and who shall have all the rights, privileges and obligations accorded to them by law;

FURTHER BE IT RESOLVED, That a copy of this resolution be filed with the Department of State and with the State Board of Housing and the State Planning Board; and

BE IT RESOLVED, That the proper City Officers be and they hereby are empowered to sign this resolution and to expend such sums of money as may be necessary to carry into effect the purposes of this resolution.

Given first ~~and second~~ reading September 22, 1949

Passed finally in Council this 22nd day of September, A. D. 1949

Attest: C.W. FLEGAL
CLERK OF COUNCIL

C.A. KINKAID
MAYOR AND PRESIDENT OF COUNCIL

I hereby certify that the foregoing is a true Correct Copy of a Resolution of the City of McKeesport, Pa., and that the same went into effect the 22nd day of September, 1949

Attest: C.W. FLEGAL
CITY CLERK



Allegheny County
 Jerry Tyskiewicz
 Department of Real Estate
 Pittsburgh, PA 15219

Instrument Number: 2019-36007

BK-DE VL-17847 PG-375

Recorded On: November 22, 2019

As-Deed

Parties: MCKEESPORT CITY

To MCKEESPORT CITY REDEVELOP AUTH

of Pages: 8

Comment:

***** THIS IS NOT A BILL *****

Deed 166.75
 0
 0
 Total: 166.75

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-Yes	Stamp Num-T98324
MCKEESPORT	EXEMPT
Ward-99-NO WARD	
Value	0.00
Commonwealth of Pennsylvania	0.00
Munic-McKeesport City	0.00
School District-McKeesport Area	0.00
Munic-Penalty	0.00
Munic-Interest	0.00
School-Penalty	0.00
School-Interest	0.00

Certified On/By-> 11-22-2019 / Al Matthews
0308M00232000000

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Record and Return To:

Document Number: 2019-36007
 Receipt Number: 3673787
 Recorded Date/Time: November 22, 2019 08:55:21A
 Book-Vol/Pg: BK-DE VL-17847 PG-375
 User / Station: M Ward-Davis - Cash Station 25

GEORGE S GOBEL ESQ
 502 FIFTH AVE STE 305
 MCKEESPORT PA 15132



Jerry Tyskiewicz
 Jerry Tyskiewicz, Director
 Rich Fitzgerald, County Executive

DEED

MADE the 20th day of November, 2019.

BETWEEN CITY OF MCKEESPORT, a municipal corporation organized and existing under the laws of the Commonwealth of Pennsylvania and its Home Rule Charter, party of the first part,

A

N

D

THE REDEVELOPMENT AUTHORITY OF THE CITY OF MCKEESPORT, a municipal corporation organized and existing under the Pa. "Urban Redevelopment Law," 1945, May 24, P.L. 991, Section 1, as amended, 35 P.S. Section 1701 et seq., with principal offices located at 502 Fifth Avenue, McKeesport, PA 15132, party of the second part,

WITNESSETH, That the said party of the first part, in consideration of ONE (\$1.00) DOLLAR paid or to be paid by the said party of the second part, does grant, bargain, sell and convey unto the said party of the second part, its heirs, successors and assigns,

ALL those two (2) certain lots of pieces of ground situate in the First Ward of the City of McKeesport, County of Allegheny and Commonwealth of Pennsylvania, being known and designated as Lots Nos. 69 and 70 in the Original Plan of McKeesport, as recorded in the Recorder's Office of Allegheny County, Pennsylvania, in Plan Book Volume 1, part 2, page 318 (now page 156), being bounded and described as follows, to-wit:

HAVING erected thereon a commercial structure being known and numbered as 122 5th Avenue, McKeesport, PA 15132.

BEING designated in the Deed Registry Office of Allegheny County, Pennsylvania as Block/Lot No. 308-M-232.

BEING the same property which William P. Mullen, Sheriff, of the County of Allegheny, in the State of Pennsylvania, by his Deed dated August 13, 2014, and recorded in the Office of the

Recorder of Deeds of Allegheny County, Pennsylvania, in Deed Book Volume 15701, Page 90, granted and conveyed unto the City of McKeesport, the party of the first part herein.

THIS CONVEYANCE IS EXEMPT FROM REALTY TRANSFER TAX AS BEING A TRANSFER TO A MUNICIPAL CORPORATION ORGANIZED AND EXISTING UNDER THE PENNSYLVANIA "URBAN REDEVELOPMENT LAW," 1945, MAY 24, P.L. 991, SECTION 1, AS AMENDED, 35 P.S. SECTION 1701 ET SEQ.

TOGETHER with all and singular, the buildings, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said party of the first part, in law, equity or otherwise, howsoever, of, in and to the same and every part thereof.

with the appurtenances: **TO HAVE AND TO HOLD** the same unto and for the use of the said party of the second part, its heirs, successors and assigns forever, And the said party of the first part, for itself, its successors and assigns, does covenant with the said party of the second part, its heirs, successors and assigns against all lawful claimants the same and every part thereof to Warrant and Defend.

NOTICE - THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This Notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

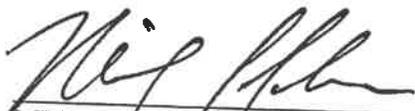
IN WITNESS WHEREOF, the Party of the First Part, the City of McKeesport, approved the transfer of the within parcel via Ordinance No. 19-014 which was properly approved at the November 6, 2019, Council Meeting and a copy of which is attached hereto and has caused this Deed to be signed by Mayor Michael Cherepko and attested by the City Clerk on the day year first above mentioned.

ATTEST:
{SEAL}



ANNETTE JAMES
City Clerk

CITY OF MCKEESPORT

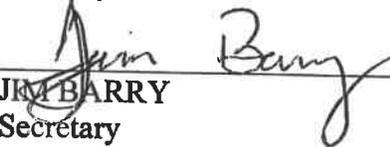


MICHAEL CHEREPKO,
Mayor, City of McKeesport

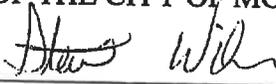
NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS/ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 §1.

ATTEST:
{SEAL}

REDEVELOPMENT AUTHORITY
OF THE CITY OF MCKEESPORT



JIM BARRY
Secretary

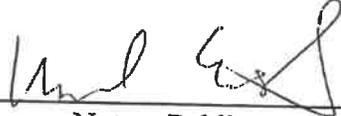


STEWART WILSON
Chairman

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

On this the 20th day of November, A.D., 2019, before me, a Notary Public, the undersigned officer, personally appeared MICHAEL CHEREPKO, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he has the express power to execute same on behalf of the City of McKeesport and that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

MY COMMISSION EXPIRES:

Commonwealth of Pennsylvania - Notary Seal
Melissa Ernst, Notary Public
Allegheny County
My commission expires June 4, 2023
Commission number 1291201
Member, Pennsylvania Association of Notaries

An Ordinance of the
City of McKeesport

Folder 87



SERIES: 2019

ORDINANCE NO.: 19-014

Presented By: Administration

Bill No.: 66

Introduced By: LuEthe1 Nesbit

Date: 11-6-19

Public Notice:

Public Hearing:

AN ORDINANCE

AN ORDINANCE OF THE CITY OF MCKEESPORT, ALLEGHENY COUNTY, PENNSYLVANIA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE ANY DOCUMENTS NECESSARY TO TRANSFER THE PROPERTY LOCATED AT 122 FIFTH AVENUE TO THE REDEVELOPMENT AUTHORITY OF THE CITY OF MCKEESPORT.

WHEREAS, the property located at 122 Fifth Avenue, formerly known as the Penn McKee Hotel, was donated to the City of McKeesport; and

WHEREAS, to fully develop the potential public uses of said facilities, the City has determined title should be held by the Redevelopment Authority of the City of McKeesport.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the City of McKeesport, in Council assembled, and it is hereby ordained and enacted by the authority of the same as follows:

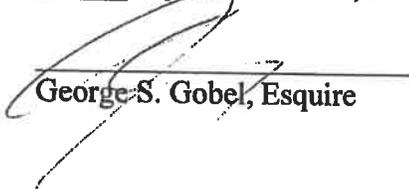
SECTION 1. The proper City Officers are hereby authorized to execute any documents necessary to transfer the property located at 122 Fifth Avenue to the Redevelopment Authority of the City of McKeesport.

CERTIFICATE OF RESIDENCE

I, George S. Gobel, Esquire, do hereby certify that the Tax Bill Address of the within named Party of the Second Part: Redevelopment Authority of the City of McKeesport, 502 5th Avenue, McKeesport, PA 15132.

I, George S. Gobel, Esquire, do hereby certify that the Owner Mailing Address of the within named Party of the Second Part: Redevelopment Authority of the City of McKeesport, 502 5th Avenue, McKeesport, PA 15132.

Witness my hand this 20th day of November, 2019.


George S. Gobel, Esquire

RECORDED NUMBER

DEED

Volume

Page

FROM

City of McKeesport, a municipal corporation organized and existing under the laws of the Commonwealth of Pennsylvania and its Home Rule Charter,

TO

The Redevelopment Authority of the City of McKeesport, a municipal corporation organized and existing under the Pa. "Urban Redevelopment Law," 1945, May 24, P.L. 991, Section 1, as amended, 35 P.S. Section 1701 et seq., with principal offices located at 502 Fifth Avenue, McKeesport, PA 15132.

MAIL TO:

GEORGE S. GOBEL, Esquire
502 Fifth Avenue, Suite 305
McKeesport, PA 15132
(412) 672-2311

REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

RECORDER'S USE ONLY

State Tax Paid: _____

Book: _____ Page: _____

Instrument Number: _____

Date Recorded: _____

SECTION I TRANSFER DATA

Date of Acceptance of Document: **November 20, 2019**

Grantor(s)/Lessor(s) City of McKeesport	Telephone Number 412-675-5020	Grantee(s)/Lessee(s) Redevelopment Authority of the City of McKeesport	Telephone Number 412-675-5020
Mailing Address 500 5th Avenue		Mailing Address 500 5th Avenue	
City McKeesport	State PA	ZIP Code 15132	City McKeesport
		State PA	ZIP Code 15132

SECTION II REAL ESTATE LOCATION

Street Address: **122 5th Avenue**

City, Township, Borough: **McKeesport**

County: **Allegheny**

School District: **McKeesport Area**

Tax Parcel Number: **308-M-232**

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration \$0	2. Other Consideration \$0	3. Total Consideration \$0
4. County Assessed Value \$30,000	5. Common Level Ratio Factor x 1.14	6. Computed Value = \$34,200

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$34,200	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	---	---

2. Check Appropriate Box Below for Exemption Claimed.
- Will or intestate succession.
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.) (Name of Decedent) _____ (Estate File Number) _____
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
 - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
 - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
 - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
 - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
 - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name: **George S. Gobel, Esquire**

Mailing Address: **502 5th Ave., Suite 305**

City: **McKeesport**

Telephone Number: **412-672-2311**

State: **PA** ZIP Code: **15132**

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: _____

Date: **11/20/2019**

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="10/22/2020"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="Redevelopment Authority of the City of McKeesport"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="(b) (6)"/>	* c. Organizational DUNS: <input type="text" value="0749609720000"/>	
d. Address:		
* Street1: <input type="text" value="500 Fifth Avenue"/>	Street2: <input type="text"/>	
* City: <input type="text" value="McKeesport"/>	County/Parish: <input type="text" value="Allegheny"/>	
* State: <input type="text" value="PA: Pennsylvania"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="15132-2527"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Alfred"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Tedesco"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Executive Director"/>	
Organizational Affiliation: <input type="text" value="Redevelopment Authority of the City of McKeesport"/>		
* Telephone Number: <input type="text" value="412-675-5020, ext. 617"/>	Fax Number: <input type="text" value="412-675-5049"/>	
* Email: <input type="text" value="alfred.tedesco@mckeesport-pa.gov"/>		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-07

* Title:

FY21 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Environmental Cleanup: Former Penn-McKee Hotel in the City of McKeesport

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="500,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="100,000.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: